



LLANVIHANGEL CRUCORNEY

Guide price **£830,000**



ARCHER & Co

SKIRRID FAWR

Llanvihangel Crucorney, Abergavenny, Monmouthshire NP7 8DH



5 bedroomed detached residence,
Gated driveway and double garage,
Village location.

Located in the picturesque Monmouthshire Village of Llanvihangel Crucorney is this detached home with far reaching countryside views, including spectacular views of The Skirrid Mountain.

This substantial five-bedroom detached residence boasts spectacular views over open countryside to the rear and the striking Skirrid Mountain to the front. Situated in the picturesque village of Llanvihangel Crucorney, one of Monmouthshire's most sought-after locations, this home offers a perfect balance of rural tranquillity and convenience.

The village is home to the historic Skirrid Inn, reputedly Wales's oldest pub, providing a charming spot to enjoy a meal or drink. Just a short drive away, Abergavenny offers an array of amenities, including independent shops, restaurants, and excellent schools. The property also benefits from easy access to Hereford and major road and rail links, making commuting straightforward.

For outdoor enthusiasts, the Bannau Brycheiniog National Park is within easy reach, offering breathtaking landscapes, hiking trails, and adventure opportunities. With its enviable location and stunning surroundings, this home is an ideal retreat for those seeking a blend of countryside living and modern convenience.



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KEY FEATURES

- Detached home,
- 5 bedrooms,
- 3 reception rooms, Conservatory,
- Fitted kitchen/Breakfast room,
- Balcony to rear.



STEP INSIDE



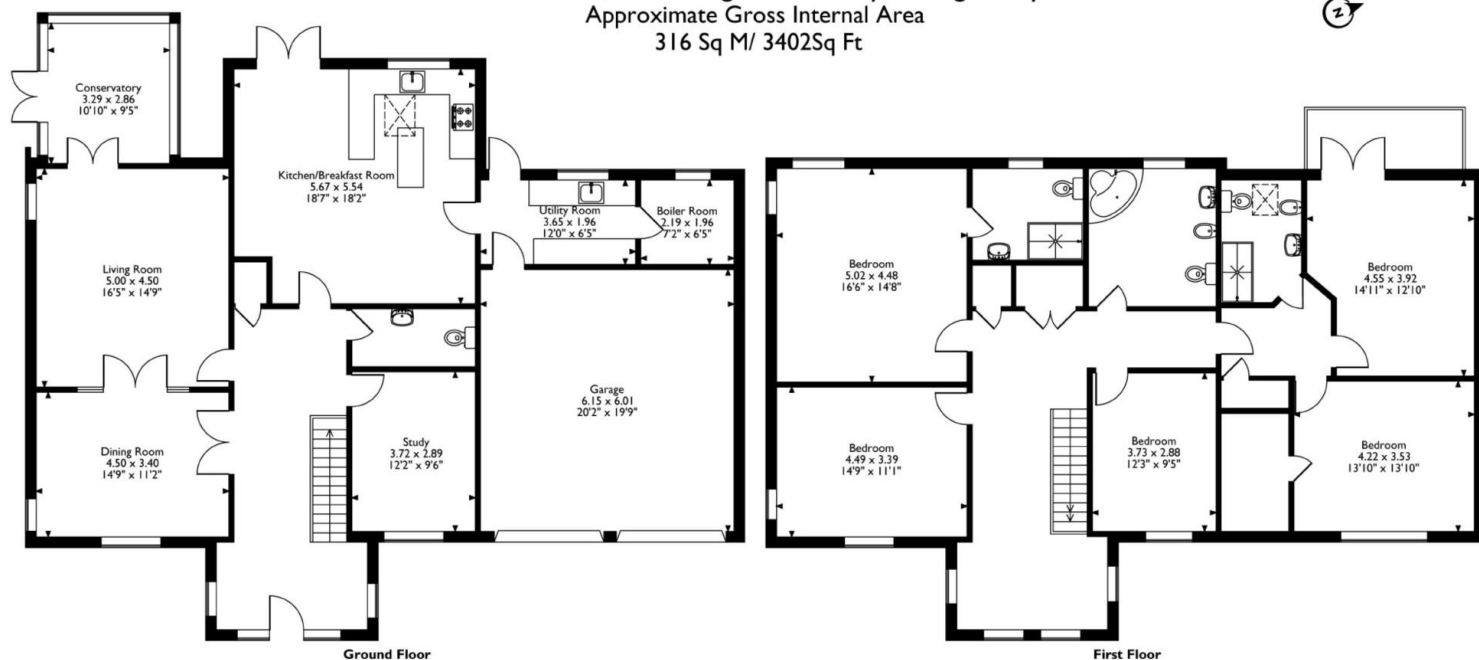
Upon entering this impressive home, you are welcomed into a spacious entrance hallway, a bright and inviting space with a staircase rising to the first-floor landing. Doors lead off to the main ground-floor rooms, offering a seamless flow throughout the home.

To the left, the dual-aspect dining room enjoys natural light from the main front-facing window. Bi-folding glazed doors connect this space to the adjacent living room, a warm and welcoming area with a feature fireplace as its central focal point. From here, double doors open into the conservatory, a delightful retreat with timber flooring and doors leading directly to the rear garden, enhancing the connection between indoor and outdoor spaces.

To the right of the hallway, a dedicated office/study provides a quiet and practical workspace, benefitting from a front-facing window. At the heart of the home is the impressive kitchen/breakfast room, designed to offer both functionality and style. A range of fitted wall and base units incorporates Neff appliances, an integrated dishwasher, and ample storage for culinary essentials. French doors and a window to the rear create an open, airy atmosphere, seamlessly blending indoor and outdoor living. The space is versatile enough to accommodate a dining table and even a sofa, making it ideal for both casual dining and social gatherings.

A door leads from the kitchen to the utility room, where additional appliance space and storage can be found. This practical space also provides access to the integrated garage and the rear garden. At the far end of the utility room, a dedicated boiler room houses the central heating system, and within this room, a separate WC and basin add further convenience, ideal for use when entertaining outdoors in the rear garden. There is also a separate cloakroom accessed off the main hallway.

Skirrid Fawr, Llanvihangel Crucorney, Abergavenny
Approximate Gross Internal Area
316 Sq M/ 3402Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending to the first floor, a spacious landing offers a flexible area that the current owners utilise as a gymnasium. This could easily be used as a quiet reading area, to make the most of the far reaching views. The home boasts five well-proportioned double bedrooms, with the principal bedroom benefitting from en-suite facilities. Bedrooms four and five are accessed via an internal door, offering the potential for a self-contained living space ideal for multi-generational living or an independent retreat for a teenager. One of these rooms enjoys direct access to a balcony with stunning countryside views (currently being used as an upstairs reception room), while the other features a walk-in storage cupboard. A separate shower room services these two rooms, while the remaining two bedrooms are served by the main family bathroom.

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Adding to the home's accessibility, a lift provides ease of movement between the ground and first floors, ensuring convenience for all occupants. This thoughtfully designed home offers exceptional living spaces, modern comforts, and breathtaking views in a highly desirable location.

STEP OUTSIDE



Stepping outside, the property enjoys an elevated position from the main road, with a neatly maintained lawned front garden enclosed by a charming stone-walled boundary. Gated off-road parking provides ample space for multiple vehicles and leads to a double garage, accessible via twin up-and-over doors. The front entrance is reached by a dual-access pathway, featuring steps on one side and a convenient ramp on the right perfect for pushchair or shopping access.

A side pathway leads to the enclosed rear garden, offering privacy and tranquillity. Primarily laid to lawn, the outdoor space features a paved sun patio directly adjoining the house ideal for outdoor dining and relaxation. Raised vegetable beds provide an opportunity for homegrown produce, while garden sheds offer practical storage solutions. Additionally, solar panels positioned to the side of the property contribute to energy efficiency, making this home both functional and environmentally friendly.

INFORMATION

Postcode: NP7 8DH
Tenure: Freehold
Tax Band: H
Heating: Oil
Drainage: Mains
EPC: B





DIRECTIONS

From the Hardwick roundabout in Abergavenny, take the A465 road towards Hereford. Follow this road for approximately 5 miles before turning left into the village of Llanvihangel Crucorney. The house will be found after approximately 200 yards on your left hand side.

What3Words [calm.cookbooks.culling](https://www.what3words.com/calm.cookbooks.culling)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	83	85
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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